



- Semi-Detached Bungalow
- Garage
- CHAIN FREE

- 1 Double Bedroom
- Pretty Rear Garden
- Short Walk to Local Supermarkets

- Driveway Parking
- Quiet Cul-De-Sac Location
- Viewing Recommended!

6 Sandham Gardens, Lake, PO36 9QQ

**£240,000**

This semi-detached bungalow is located in a quiet cul-de-sac on the popular Merrie Gardens estate. The bungalow is just a short walk from local supermarkets, The Merrie Garden pub, and bus stops providing a regular service to both Sandown and Shanklin.

The accommodation comprises a lounge/diner, separate kitchen, double bedroom, and bathroom. Additionally, the property benefits from a driveway providing off road parking and access to the garage, a lawned front garden, and an enclosed rear garden with a verandah and a variety of established plants, shrubs and bushes.

The quiet cul-de-sac location, pretty gardens and easy access to many local amenities makes this an ideal retirement home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE bungalow has to offer.



## Accommodation

### Entrance Hall

### Lounge/Dining Room

15'1 x 11'4 (4.60m x 3.45m)

### Kitchen

12'1 x 7'1 (3.68m x 2.16m)

### Bedroom

12'2 x 11'4 (3.71m x 3.45m)

### Bathroom

7'3 max x 6'5 max (2.21m max x 1.96m max)

### Outside

To the front of the bungalow the garden is laid to lawn. The paved driveway provides off road parking and access to the garage with an up and over door. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn with a variety of established shrubs, a covered verandah and garden shed.



**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

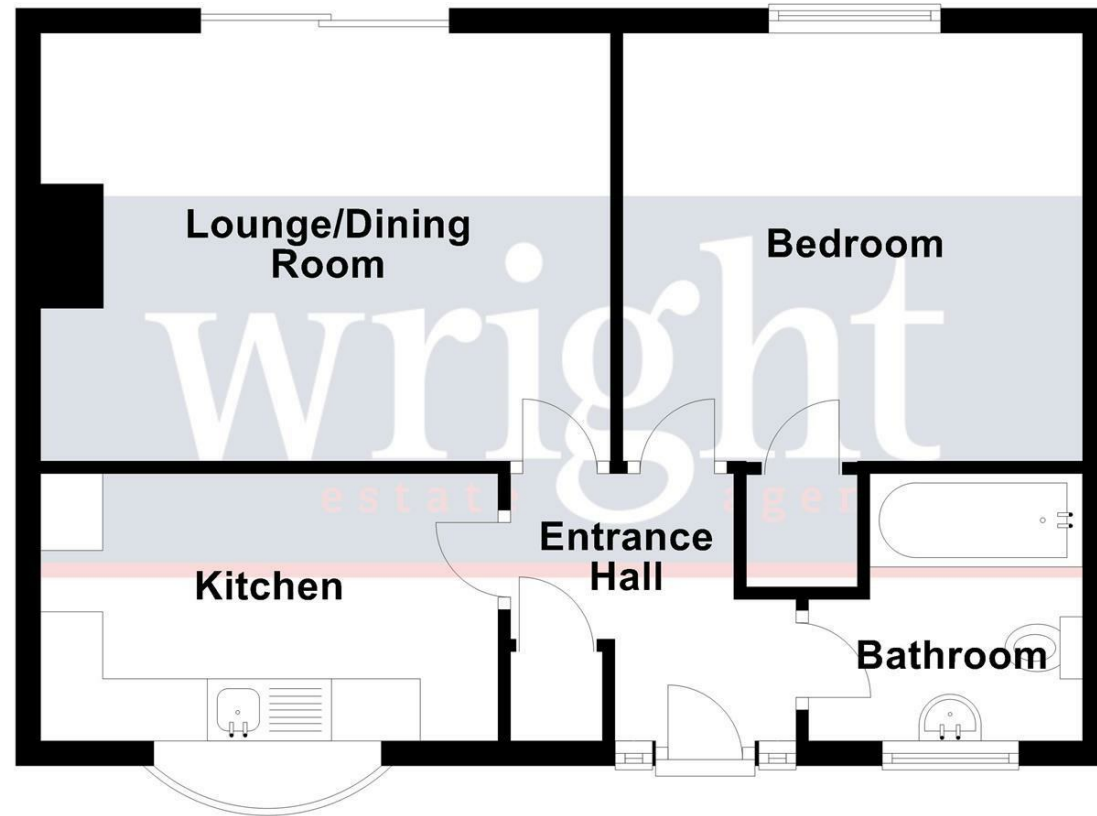
**Council Tax**

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

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**Viewing:**

Date .....

Time .....